MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 15TH SEPTEMBER 2026 HELD IN THE PARISH OFFICE, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

Marden Parish Council operates under General Power of Competence since adopted on 7th May 2024. Minute Reference 012/24.

051/26 PRESENT:

Cllrs Boswell, Dobinson (in the chair), Gibson, Newton and Tippen were present. The Clerk was also in attendance.

052/26 APOLOGIES:

Apologies were received from Cllrs Adam, Griffiths and Turner.

053/26 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 1st September. These were duly signed by the Chairman.

054/26 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for dispensation

055/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

056/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL PLANNING APPLICATIONS

26/503097/FULL – Montrose, Howland Road, Marden

Demolition of on site detached garage and erection of a single detached two-storey dwelling with two parking spaces. Creation of a new access, two car parking spaces and installation of electric charging point for the existing dwelling.

Cllrs raised no objection to this application.

LISTED BUILDING CONSENT

26/503342/LBC – The Cottage, High Street, Marden

Listed Building Consent to replace cement render to North, East and West elevations with lime render. Replace felt roof to two doors (North and West elevations) with lead.

Cllrs raised no objection to this application subject to the Conservation Officer's approval.

SUBMISSION OF DETAILS

26/503309/SUB – Lane East of Albion Road and North of Copper Lane, Marden

Submission of details pursuant to Condition 17 – Construction and Environmental Management Plan (CEMP) and Condition 20 – Turtle dove and ground-nesting bird mitigation, compensation and management strategy (TDMS) in relation to Planning Permission 23/504068/OUT (Appeal ref APP/U2235/W/24/3346817)

Noted but requested MBC to continue liaising closely with Marden Wildlife and Kent Wildlife Trust.

26/503310/SUB – Lane East of Albion Road and North of Copper Lane, Marden

Submission of details pursuant to Condition 15 – HMMP* in relation to Planning Permission 23/504068/OUT (Appeal ref APP/U2235/W/24/3346817)

**Biodiversity net gain and habitats management plan – collectively known as "HMMP" (taken from covering letter from the planning agent included in the application papers)*

Noted.

057/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No planning applications received outside of Marden.

058/26 MBC DECISIONS & APPEALS

Decisions

The following MBC Decision on Marden was received:

26/502636/FULL: The Bungalow, West End, Marden

Erection of single storey front and rear extensions and replacement of attached garage, installation of 7 PV panels and Air Source Heat Pump, new flue.

MPC: Recommended refusal

MBC: Refused

Decisions outside Marden Parish

There were no decisions on applications outside of Marden Parish.

Appeals

26/500075/REF (Appeal Ref No. 6015748): Hunton Lodge, Hunton Road, Marden - Noted

059/26 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 17th September 2026. Application 26/5000724/PSINF: Marden Primary Academy was due to be heard due to it being outside of the village settlement and contrary to Maidstone Borough Council Review Policy LPRSP9.

Not on Agenda – for noting

The Clerk had received notification from MBC of a beach of condition notice being sent to Redrow and HML for condition 8 (landscaping) of 17/502926/OUT.

Cllrs Boswell, Dobinson and Summersgill along with the Clerk attended the MBC Planning webinar on Monday 14th September which provided details of

changes regarding the decision making within MBC. Notes would be circulated shortly.

060/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

Following the update of the NPPF Cllrs would arrange a meeting to discuss the Marden Neighbourhood Plan Review following Regulation 14 consultation.

061/26 INVOICES FOR PAYMENT:

The following invoices were submitted to the meeting:
Marden Memorial Hall – Hall hire, office rent and refuse (Budget Codes 4052 / 4070 / 4074) - £340.00
KALC – Finance Conference (Budget Code 4010) - £84.00
KCC – Photocopier rental (Budget Code 4065) - £108.02
J Lutener – plants for troughs (Budget Code 4010) - £17.97
Castle Water – water supply for changing rooms (Budget Code 4226) - £8.76
Castle Water – water supply for cemetery (Budget Code 4302) - £24.20
Total: £582.95
Cllrs agreed payments and Cllrs Dobinson and Newton would authorise on Unity.

There were no enforcement issues to discuss.

062/26 ENFORCEMENT

New/Reported Alleged Enforcement
MBC Update on Enforcement

There being no further business the meeting closed at 8.07 pm.

Signed:
Cllr
Chairman, Marden Planning Committee
Date:
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